Approves a scheme for the establishment of an Agricultural Colony under the Bhadra Channel.

READ—

Letter No. Roc. 837-Hc. 306—28-29, dated the 19th November 1928, from the *Director of Agriculture in Mysore, submitting proposals for the establishment of an Agricultural Colony under the Bhadra Channel.

(*Printed as an annexure.)

2. Correspondence ending with letter No. 952, dated the 16th January 1929, from the Secretary, Board of Agriculture, submitting the marginally noted resolution of the Board passed at their meeting held on 14th December 1928.

"Resolved that the scheme of colonisation submitted by the Director of Agriculture be approved and recommended to Government for sanction."

ORDER No. D. 11965-12037—A. & E. 153-28-5, DATED 20TH MAY 1929.

The question of establishing an Agricultural Colony has been under the consideration of Government for sometime past. The Director of Agriculture has submitted proposals for the establishment of an Agricultural Colony under the Bhadra Channel, where an area comprising 379 acres of wet land and 442 acres of dry land (100 acres of the latter being Inam land) has been selected for the purpose.

The objects of the scheme are as follows:—

(i) To give apportunities to intelligent young men who have had training in Agriculture either in Mysore or elsewhere to utilise their knowledge to the advantage of themselves and the benefit of the country. Incidentally their practical capacity will be tested and the experience gained would be of the highest value in modifying, or, if necessary, remodelling any scheme of Agricultural Education on economically sound lines.

(ii) To open out and develop the resources of hitherto insufficiently developed tracts.

(iii) To serve as centres for the spread of Agricultural Improvements.

(iv) To furnish facilities for carrying out demonstrations of approved methods on a large scale under skilled supervision.

2. The site chosen for the colony is calculated to furnish lessons of first hand application to undeveloped tracts, where science and energy have to overcome adverse conditions of climate and environment and its success would be a convincing demonstration of what could be achieved by scientific agriculture and well directed effort to develop the rich resources of our malnad parts.

3. The main features of his schemes are:—

(*a*) To admit only ten men to the colony allowing each 30 acres of wet and 40 acres of dry land.

(*b*) The colonist to clear up all the wet land allotted to him within two years of the grant on pain of resumption by Government an extension of time being, however, granted for sufficient reasons.

(*c*) Each holding to be non-transferable for 20 years, or until all the dues are paid: but the Director of Agriculture to have authority to permit it to be transferred as a whole to a party who has had agricultural training of the standard prescribed for the original colonists.

(*d*) The estate to be impartible.

(*e*) A sum of Rs. 5,000 to be spent on wells, roads and bridges for the colony.

(*f*) The whole colony to be placed under the control of the Director of Agriculture and no expenditure to be incurred or advances made except on his express recommendation.

4. The scheme is estimated to cost Rs. 10,250 per man of which the colonist is to contribute Rs. 1,500 and the Government the balance of Rs. 8,750 the latter sum being treated as a loan, free of interest for four years. The Director proposes that the principal of this loan, with interest thereon thereafter at six per cent, be made repayable in 16 equal annual instalments commencing from the fifth year after the disbursement of the loan.

5. The larger interests of the State require that the potentialities of large expenses of fertile land locked up in the Malnad should be fully developed and the establishment of such a colony would be a potent factor in Malnad Improvement. The scheme involves no outright expenditure, but only a recoverable and reasonably secured advance and it secures to the work all that is best in the human element employed by offering to each colonist an assured future as the reward of skilful and strenuous work. The Board of Agriculture has also discussed the scheme at length and approved of it.

6. Government are pleased generally to approve the scheme and to direct that a demand for the necessary budget provision may be placed before the Legislative Council for being passed before effect is given to the scheme.

N. RAMA RAO,
Secretary to Government,
Development Departments.

ANNEXURE.

Copy of the letter No. Roc. 837-Hc. 306—28-29, dated 19th November 1928, from the Director of Agriculture, to the Secretary to Government, Development Departments.

AGRICULTURAL COLONY SCHEME.

In continuation of my letter No. Roc. 1199 of the 7th October 1928, I have the honor to state that I made a general inspection of lands under the Bhadra Channel in connection with their suitability for an Agricultural Colony in company with Mr. D. G. Ramachandra Rao on the 9th October. The area on close inspection proved to be one in every way suitable except that it is covered with a very much heavier growth of jungle than I had anticipated. I made local enquiries and have no doubt that an estimate of Rs. 100 an acre for clearing the land under the channel is not too high, I may say, enquiries made by Mr. Ramachandra Rao and myself have failed to reveal as suitable an area for the purpose elsewhere in Mysore.

I instructed Mr. Ramachandra Rao to make as thorough an investigation as possible of the area actually available as I found the maps supplied to us imperfect in certain important particulars. He has recently submitted his report with a map of the area available which is as accurate as present information will allow him to make it. I forward the map herewith which shows the shape and position of the area in relation to the Bhadravati-Channagiri. At its nearest point the area is about 2½ miles from Bhadravati. I also enclose a statement of areas villagewar.

The area available for the colony as ascertained from combined information furnished by the Revenue Department and Public Works Department is 379 acres 9 guntas wet and 342 acres of dry as indicated in the enclosed list. To this must be added 100 acres of Inam land which belongs to the Majjigehalli Matt and which the Matt authorities are prepared to give free of charge for the annual kandayam. Mr. Ramachandra Rao believes that the figure of 379 acres of wet land may be an over estimate and that there are probably no more than 330 acres. We should thus have safely 330 acres of wet land and 440 acres of dry land, the latter being of practically no value at the present time. In other words it would hardly pay to clear the scrub jungle on these dry lands. Under these circumstances it would probably be advisable to admit only ten men to the colony allowing each 30 acres wet land and 40 acres dry land. As stated the latter will be little better than grazing land for some years to come but may finally be used for the development of dairying or live stock breeding as a subsidiary industry in the colony. It may be thought that the area allowed is large. However, against this we have the fact that the labour will be expensive and difficult to obtain in this area both on account of the proximity to the iron works and on account of the malarious character of the neighbourhood. We also have the fact that the labour involved in clearing this land will be undoubtedly very great. I must further point out that the whole purpose of the experiment is to ascertain whether intelligent young men who have had training in agriculture either in the Hebbal School or in an Agricultural College are able to utilise the knowledge to the advantage of themselves and the benefit of the country. They will be pioneers and I should certainly advise ensuring to them a reasonable chance of making a decent livelihood.

Mr. Ramachandra Rao has given the following estimate of the expenditure involved in the establishment of such a colony. He has divided up the expenditure into that which will be common such as the purchase of implements and machinery which can be used in common the digging of a well, construction of bridges, roads, fencing, etc., and that which will be borne individually. As will be seen the Rs. 5,000 set apart in the budget of the Economic Conference would just about cover cost of survey, wells and the roads and bridges which will be required to open up the area as well as expenses in surveying the area which may be incurred.

The individual expenditure includes that for cleaning of the land at Rs. 100 an acre for the wet land and Rs. 25 an acre for the dry land for bringing the wet land into crop at Rs. 50 an acre, for construction of farm houses and cooly quarters, for purchase of cattle and for maintenance of the man for the first year until he is able to get a return from this cultivation. Added to this is the cost of 30 acres of wet land at Rs. 25 an acre a figure which is, I believe, not too small considering the nature of the experiment. As will be seen if we leave out of account the sum spent on wells, bridges and roads, the total expenditure involved per man is estimated at Rs. 10,250 of which the colonist will have to put down Rs. 1,500 and the Government will have to meet the balance or Rs. 8,750 by a loan.

It must be obvious that for the first three years at least the returns will not greatly exceed the requirements of the colonist for funds to set him on his feet for the estimate given for housing live-stock, etc., must be looked upon as a bare minimum which will have to be added to if real efficiency is to be obtained. It will therefore be necessary to postpone payment of principal and interest for at least three years and I would favour four years to give the man a good chance of getting on his feet. The amount should thereafter be paid back in 16 equal instalments of principal with interest at 6 per cent so that the debt will be liquidated within 20 years.

This will involve an expenditure of about Rs. 865-13-0 per man per annum. The colonist will have to make a net profit of Rs. 50 an acre over the whole of his wet land in order to pay back these instalments and still have Rs. 50 a month to support himself and his family. He should, I think, expect this much as that is the minimum pay given to our Agricultural Inspectors.

Certain very definite safeguard will have to be provided. In the first place the whole colony should be placed under the control of the Director of Agriculture and no expenditure or advances should be made without his recommendation. In the second place a definite time limit must be fixed for the clearing of all the wet area. I should fix this at two years. If any part of the wet land remains uncleared at the end of this period except for satisfactory reasons the whole block should be liable to be resumed by Government. In the second place each holding should be non-transferable until the twenty years have elapsed or until such time as all dues have been paid except with the permission of the Director of Agriculture and then only to a party who has undergone agricultural training of the desired standard. In the third place the land should be and remain permanently impartible. As to whether the colony should work on a co-operative basis that should, I think, be left to decision of the colonists although I think it certain that they will have to work co-operatively in the use of the more expensive farm equipment such as tractors, sugar-cane mill, etc.

It may be asked what is to be gained from the establishment of such a colony. The most important benefit will be the concrete information as to whether agricultural education is economically sound. Unless and until information on this point can be obtained I, for one, am opposed to launching out on further schemes of higher agricultural education. I believe information of great value should be available at the end of the first year even and within two years we should be able to form some idea of what our young men can do if provided with this sort of training.

In the second place if colonies of this sort succeed they should serve as most valuable centres for the spread of agricultural improvements. The area where it is proposed to place this colony is one of great potential possibilities but it is at the same time one which is at present agriculturally very backward. The presence of a colony such as this carrying out operations on approved lines should have an immense effect upon the agriculture of the surrounding area. The possibilities of the usefulness of such colonies in advancing agriculture in backward tracts or in areas where it is necessary to get the highest possible returns from the land such as that which will be commanded by the Irwin Canal can be ascertained only through an experiment such as this.

Finally this colony will be in a malarious tract and we should through the sanitary measures which will be provided there in consultation with Dr. Sweet and the Health Department furnished valuable information in connection with our effort to control our serious contagious diseases in villages.

The financial commitments involved are as follows :—

(1) The expenditure of Rs. 5,000 on wells, roads and bridges for the colony.

(2) An advance of Rs. 8,750 to each of the ten members of the colony the loan to be free of interest for four years and thereafter to be paid back in 16 equal instalments of principal and interest at 6 per cent. If possible the whole of this amount should be made available in the first year. At the very least Rs. 50,000 should be made available this year and the balance in the year 1929-30.

As regards the safety of the investment I may point out that the land will undoubtedly be worth at least Rs. 300 an acre if it is cleared, brought into cultivation and connected with roads so that the capital invested is assured. If the area develops as I expect it to, wet land should rise to Rs. 500 an acre in the course of a few years, so if the land is resumed to Government at any time there will be no risk of loss. The money will be advanced in small lots only after the Director of Agriculture has assured himself that previous advances have been properly utilised, so there should be no danger of the money being unwisely or wrongly spent. Finally the fact that the colonist has to put up Rs. 1,500 himself which he is liable to lose entirely if he does not meet the conditions will, I believe, deter all but the most earnest from entering the colony and will ensure every effort upon the part of the colonists to make it a success.

Finally I have induced Mr. D. G. Ramachandra Rao one who has had long practical agricultural experience to join the colony and to act as its leader and I believe his experience and knowledge will go far to ensure the success of the experiment.

As the scheme should come into operation without delay, I have the honor to request you to obtain very early orders of Government on my proposals. In the meantime I would request permission to operate on the Rs. 5,000 to the extent of having the area surveyed pending decision of Government. I may state that if sanction is obtained within a month's time it might be possible to get the colony going so that a first crop could be put in by June or July next.

Mr. D. G. Ramachandra Rao's estimate of the expenditure involved in the establishment of the Agricultural Colony.

Common.

	Rs.
Tractor implements and other equipments.	10,000
Well or water supply	2,000
Causeway and a small bridge ..	2,000
Road	1,000
Fencing	5,000
Total ..	20,000
Deduct sum subsidised by Government.	5,000
	15,000

or Rs. 1,500 * per man.

Individual.

	Rs.
Clearing both dry and wet ..	4,000
Bringing up to cultivation seed and manure	1,500
Buildings — 1 at Rs. 1,000 .. .. 5 cooly quarters at Rs. 100 each ..	1,500
Cattle two pairs	500
Maintenance for 1st year ..	500
Common expenditure*	1,500
Total ..	9,500
Deduct earnest money produced by the colonist.	1,500
	8,000
Will have to be advanced by Government.	
Value of wet land 300 acres at Rs. 25 each ..	7,500

Areas set apart for Colony.

Name of the village	Survey No.	Total area Survey No.	Available for Dry	Colony Wet
Majjigenahalli ..	9	93—29	54—29	39— 0
Do ..	21	42—30	13—30	29— 0
Gowdarahalli ...	9	97—33	52—33	45— 0
Bab Halli ..	22	239— 2	(69—2 disposed)	170— 0
Kagi Kodamaggi ..	87	72—23	....	72—23
Veerapura ..	46	52—23	42—23	10— 0
Thipplapura ..	20	46— 8	32—22	13—16
Kanakatte ..	8	84—23 (20 disposed of)	64—23	....
Do ..	26	69— 0	69— 0	....
Seegebagi ..	32	27—26 (15—26 disposed of)	12— 0	....
Kablikatte (Inam lands.)	..	....	100— 0	....
Total ..	..	.....	442—0	379—9